

**FOR SALE**



*Double fronted retail investment in Ribble Valley location*

## **37 -39 Moor Lane, Clitheroe, BB7 1BE**

- ❁ Wholly commercial investment being suitable for a SIPP or SSAS investment
- ❁ Current rental income of £32,500 per annum generating a 7% yield
- ❁ Popular location close to Clitheroe Castle, Townsend Records & Steele & Sons Solicitors
- ❁ Substantial property with future development potential
- ❁ Prominent site in main road location in popular market town of Clitheroe
- ❁ Long standing tenant having traded from the site since 2016
- ❁ Attractive yield with two rent reviews in place over the duration of the term
- ❁ Ideal for investor or pension fund

Interested in this property? Call **01282 428486** or email [info@whiteacres-property.co.uk](mailto:info@whiteacres-property.co.uk)

## Location

The property is located in a prominent position in the town of Clitheroe fronting Moor Lane.

Moor Lane is the main arterial route through Clitheroe town centre with other businesses in the immediate vicinity including Townsend Records, Twitter Lane Interiors, Amelia's Bridal Shop and HSBC Bank.

Clitheroe is an affluent market town and has a growing population in excess of 14,000 residents. The site is positioned within 10 miles of the towns of Burnley and Blackburn and is within immediate proximity to Clitheroe Castle.

## Description

A double fronted retail premises in the popular market town of Clitheroe.

The property has traded as a high end kitchen showroom for many years and is currently generating a rent of £32,500 per annum.

The property offers open plan showroom accommodation on the ground floor together with a further sales area on the first floor and two sets of toilet facilities.

Whiteacres have been informed the property was originally constructed as two separate units which have been interconnected to create substantial showroom accommodation.

## Accommodation

The accommodation has been measured on a gross internal basis and extends to the following approximate areas:

DESCRIPTION	SQ FT	SQ M
<b>Ground Floor</b> Retail Space	837.2	77.78
<b>First Floor</b> Showroom Space	837.3	77.79
<b>GIA</b>	1,674.5	155.56

## Price

Offers in the region of £460,000 plus VAT.

## Terms

The property is let by way of a successive 10 year lease from March'16 expiring March'36, at a current passing rent of £32,500 per annum plus VAT, with rent reviews at year 10 and 15. The property is let to Michael James Furniture Ltd (company number - 6939257).

The lease is based on full repairing and insuring terms and a copy of this document is available on request.

## Vat

Whiteacres have been verbally informed that both the rent and purchase price are subject to VAT at the prevailing rate.

## Services

We understand the property has the benefit of all mains services.

## Service Responsibility

It is the prospective purchaser's responsibility to verify that all services, appliances are in working order and are of suitable purpose being adequate for their needs.

## Legal Costs

Each party is to be responsible for their own legal costs.

## Viewings

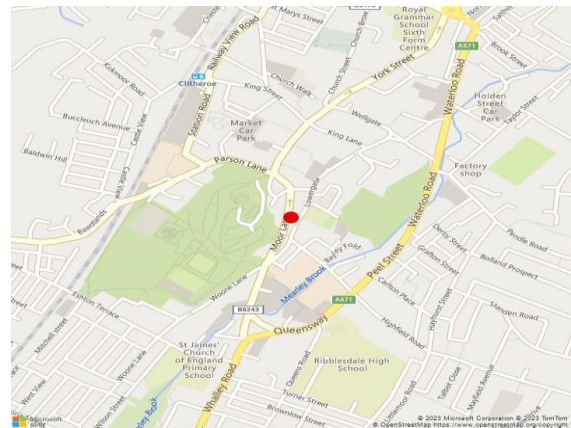
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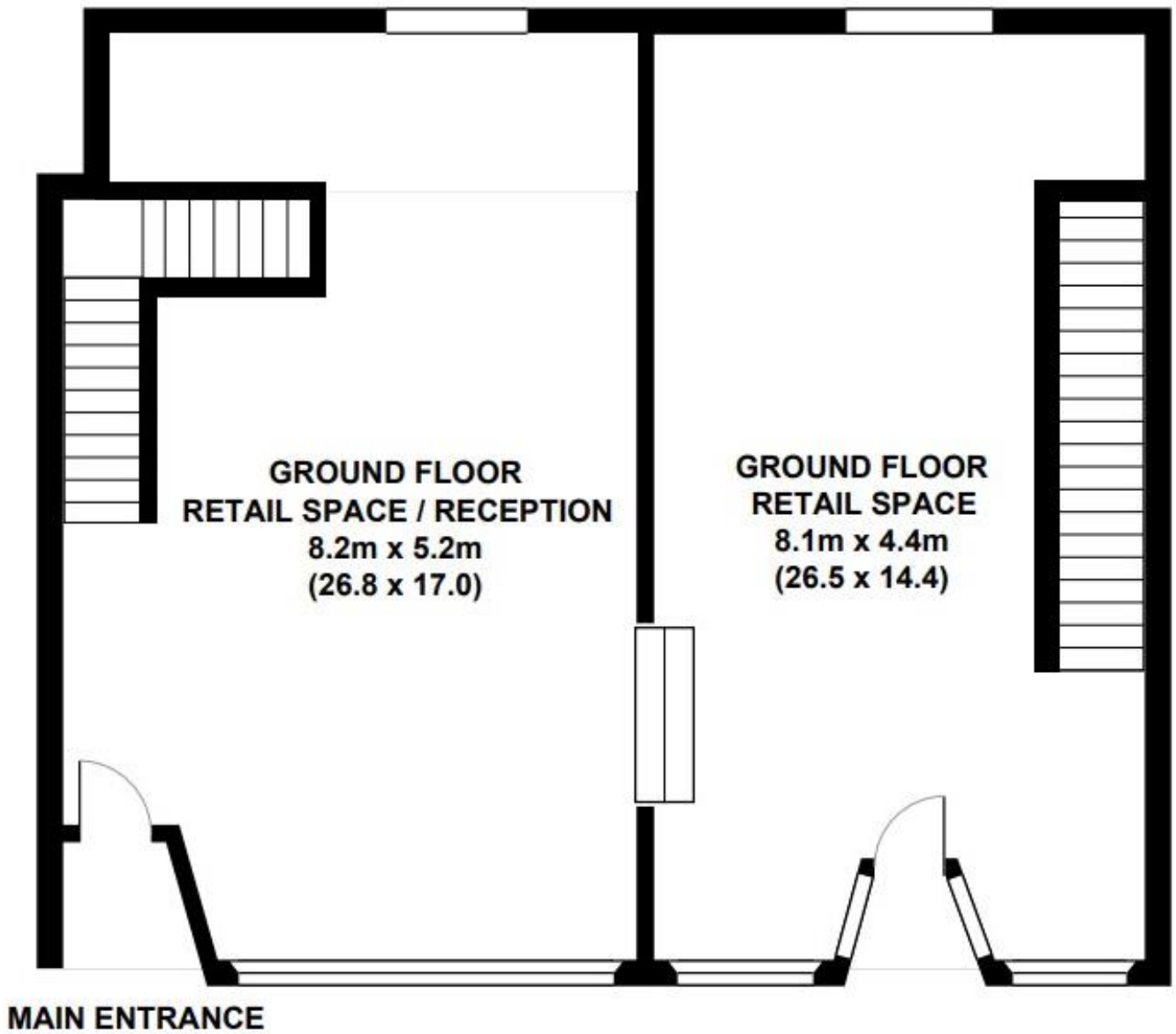
Whiteacres Property  
Church House,  
10 Church Street,  
Padiham,  
BB12 8HG





**Double fronted retail space  
Approx 77.7 sq. meters (837.2 sq. feet)**

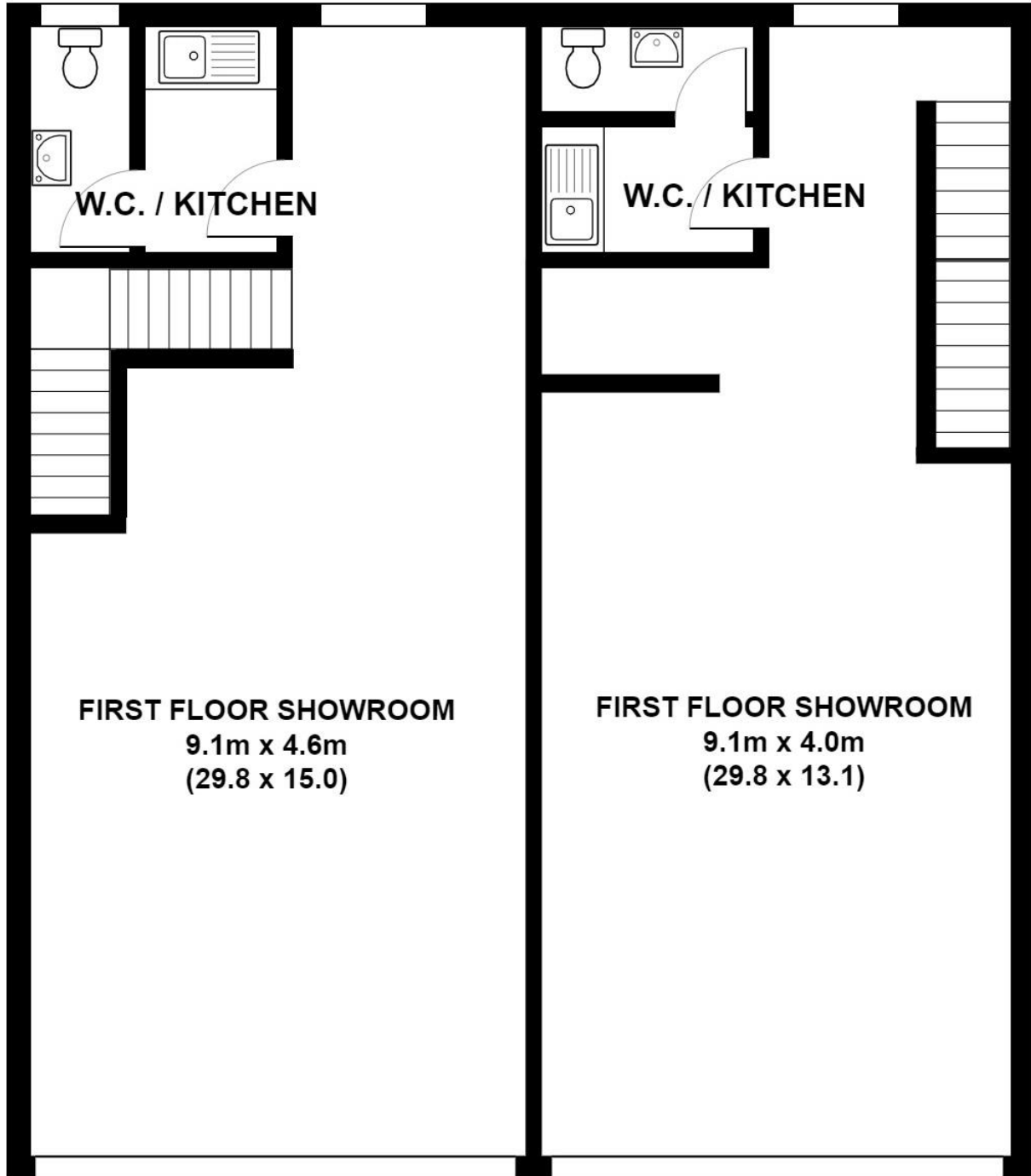
**GROUND FLOOR**



**For illustration purposes only - not to scale**

Double fronted retail space  
Approx 77.7 sq. meters (837.3 sq. feet)

FIRST FLOOR



For illustration purposes only - not to scale